

112.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

Total Card / Total Parcel

774,300 / 774,300

774,300 / 774,300

774,300 / 774,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		THESDA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DIMINICO DENNIS J & LAURIE	
Owner 2:	
Owner 3:	

Street 1: 35 THESDA STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,563 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1988, having primarily Clapboard Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7563		Sq. Ft.	Site		0	70.	0.86	6									452,826						452,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7563.000	321,500		452,800	774,300		71308
							GIS Ref
							GIS Ref
							Insp Date
							10/10/18



Patriot
Properties Inc.

!8701!

USER DEFINED

Prior Id # 1:	71308
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:14:52
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/25/19	09:59:30
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,300	0	7,563.	452,800	774,100	774,100	Year End Roll	12/18/2019
2019	101	FV	279,700	0	7,563.	446,400	726,100	726,100	Year End Roll	1/3/2019
2018	101	FV	279,700	0	7,563.	342,900	622,600	622,600	Year End Roll	12/20/2017
2017	101	FV	279,700	0	7,563.	323,400	603,100	603,100	Year End Roll	1/3/2017
2016	101	FV	279,700	0	7,563.	297,600	577,300	577,300	Year End	1/4/2016
2015	101	FV	251,600	0	7,563.	278,200	529,800	529,800	Year End Roll	12/11/2014
2014	101	FV	251,600	0	7,563.	256,200	507,800	507,800	Year End Roll	12/16/2013
2013	101	FV	251,600	0	7,563.	256,200	507,800	507,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20224-118		11/1/1989		229,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2004	518	Wood Dec	4,000					REPL / EXPAND DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Inspected	BS	Barbara S
9/19/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Meas/Inspect	163	PATRIOT
3/28/2005	Permit Visit	BR	B Rossignol
3/6/2000	Inspected	276	PATRIOT
2/7/2000	Measured	264	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 9 - Contemporary				Full Bath: 1	Rating: Average			OF=EXTRA SINK IN FULL BATH.												
Sty Ht: 2 - 2 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average															
Prime Wall: 2 - Clapboard				A HBth:	Rating:															
Sec Wall:		%		OthrFix: 1	Rating: Average															
Roof Struct: 8 - Irregular				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1												
Color: BLUE				A Kits:	Rating:															
View / Desir:				Fpl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C+ - Average (+)				CONDOS INFORMATION																
Year Blt: 1988	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD	Phys Cond: AV - Average	18.	%	Functional:				No Unit	RMS	BRS	FL									
Prim Int Wall: 1 - Drywall				Economic:				1	6	3										
Sec Int Wall:		%		Special:																
Partition: T - Typical				Override:				Totals												
Prim Floors: 3 - Hardwood				Total:	18.9	%		1	6	3										
Sec Floors:		%		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL				
Bsmnt Flr: 4 - Carpet				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price								
Subfloor:				Size Adj.: 1.35000002																
Bsmnt Gar:				Const Adj.: 1.03020000																
Electric: 3 - Typical				Adj \$ / SQ: 173.846																
Insulation: 2 - Typical				Other Features: 70150																
Int vs Ext: S				Grade Factor: 1.10																
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																
Heat Type: 3 - Forced H/W				NBHD Mod:																
# Heat Sys: 1				LUC Factor: 1.00																
% Heated: 100		% AC: 100		Adj Total: 396366																
Solar HW: NO		Central Vac: NO		Depreciation: 74913																
% Com Wall		% Sprinkled:		Depreciated Total: 321452				WtAv\$/SQ:		AvRate:		Ind.Val								
MOBILE HOME				Juris. Factor:																
Make:				Special Features: 0																
Model:				Final Total: 321500																
Serial #:				Val/Su Net: 138.34																
Year:				Val/Su SzAd: 239.93																
Color:				PARCEL ID				Net Sketched Area: 2,324				Total: 290,183								
SPEC FEATURES/YARD ITEMS				Size Ad	1340	Gross Are	2324	FinArea	1850											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
IMAGE																				
AssessPro Patriot Properties, Inc																				
More: N	Total Yard Items:					Total Special Features:								Total:						